

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**February 1, 2022**

The Henderson County Technical Review Committee met at 2:00 p.m. at 100 N King St.

TRC Members Present:

Brendan Shanahan, City of Hendersonville  
Deb Johnston, Assistant Site Development Director  
Chris Todd, Business and Community Development Director  
Marcus Jones, County Engineer  
Seth Swift, Environmental Health Supervisor  
Crystal Lyda, Building Services Director  
Toby Linville, Floodplain Administrator  
Carl Ownbey, NCDOT  
Autumn Radcliff, Planning Director

TRC Members Absent:

Matt Champion, Zoning Administrator  
Marlee Page, MSD  
Kevin Waldrup, Fire Marshal  
Toby Linville, Floodplain Administrator

Autumn opened the meeting at 2:00 pm.

Agenda – No adjustments to the agenda.

Minutes – Chris Todd asked if there were any adjustments to the 1/4/22 meeting summary. No adjustments to the meeting summary were noted. Marcus Jones moved to approve the meeting summary. All members voted in favor by acclamation.

**Blue Ridge Commerce Center Major Site Plan**

Autumn Radcliff provided a brief overview of the proposed major site plan. Tim Brent, Ryan Page, and Zack Cooper represented the project. The applicant is proposing to construct a 654,216SQFT of warehousing and storage space in four (4) separate structures. The site will be developed in two phases. Phase 1 consists of two (2) 143,192SQFT structures. Phase 2 will consist of one (1) 143,192SQFT structure and one (1) 224,640SQFT structure. Each of the structures will have a dedicated loading dock and a total of 542 parking spaces to accommodate the site. The site will be served by three (3) driveway cuts off McMurray Rd and internal roads to access each structure. The major site plan also shows a total of 35.14 acres or 53.8% of impervious surfaces, monument sign locations, maximum building height of 43', stormwater detention ponds, parking lot landscaping, and existing vegetation to remain in place for buffering purposes.

Conditions recommended by the TRC included the following: NCDOT driveway permit, NCDOT approved TIA, erosion control permit, stormwater control permit, compliance with ADA parking standards, City of Hendersonville water/sewer availability request, and NC Fire Code requirements for radio signal testing and sprinklers.

Marcus Jones made the motion to approve the major site plan with conditions as discussed. Seth Swift seconded the motion. All members voted in favor.

**Northview Major Subdivision 2022-M01**

Autumn Radcliff provided a brief overview of the proposed major site plan and special use permit request. Will Buie with WGLA represented the project. The combined master and development plan shows a total of 26 lots, a standard density of 0.70 units per acre, 3,200LF of proposed roads, combination of

individual wells and public water, individual septic systems, and a 45' right-of-way to serve the subject area. The subject area is formerly an approved major subdivision called Rugby Ridge.

Conditions recommended by the TRC included the following: road name approval, NCDOT driveway permit, NCDOT hydraulics approval, and conditions listed in the staff report.

Crystal Lyda recommended approving the combined master and development plan with conditions as discussed. Marcus Jones seconded the motion. All members voted in favor.

**Assisted Living Facility SUP-22-01**

Autumn Radcliff provided a brief overview of the special use permit application and major site plan. Craig Halford represented the project. The applicant is proposing to convert the existing two residential structures into an Assisted Living Facility. The major site plan does not show any new structures or improvements to the existing site. The applicant has indicated that a total of 5 to 8 rooms will be utilized to house the future residents on the property. There will be approximately 15 to 20 individuals living at the facility. This figure does not account for the staff living and working on-site. Assisted Living Facilities are classified as residential and therefore does not require buffering beyond screening the proposed solid waste collection facility. The subject area is also not required to provide additional parking as one would find in a commercial development.

Conditions recommended by the TRC include: a valid NCDOT driveway permit, public water supply permit, improvements permit to upgrade the existing septic system, provide ADA parking spaces, and comply with NC Building Code regulations regarding the change of use and occupancy of the structure.

Chris Todd recommended forwarding the application to the ZBA with conditions as discussed. Marcus Jones seconded the motion. All members voted in favor.

The meeting was adjourned at 2:21 pm.

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Matt Champion